

23 MAR 1962

655 MAR 13

NO. 20,273 EQUITY

Exhibit A

Recorded Feb. 7, 1962 at 3:45 P. M.

Filed April 11, 1963

THIS DEED OF TRUST, made this 2nd day of February, 1962, by Gerald J. Pendley and Esther Pendley, his wife, of Frederick County, State of Maryland, Party of the First Part, and Richard E. Zimmerman, Trustee, as hereinafter set forth, Party of the Second Part.

WHEREAS, the said Gerald J. Pendley and Esther Pendley, his wife, now stand indebted unto James E. Nicholson and Virginia Nicholson, his wife, or order, in the full and just sum of Sixteen Thousand Dollars (\$16,000.00), as evidenced by their Single Bill of even date herewith, with interest from date at the rate of six per cent (6%) per annum, payable in monthly installments of One Hundred Three Dollars and Nine Cents (\$103.09), principal and interest, beginning on the 2nd day of March, 1962, and on the 2nd day of each and every month thereafter until the 2nd day of February, 1967, when the balance of the unpaid principal, together with interest, if not sooner paid, shall be due and payable, and

WHEREAS, it was a condition precedent to the making of the aforesaid loan that the repayment thereof, with interest, should be secured by the execution of these presents, and

WHEREAS, the said Gerald J. Pendley and Esther Pendley, his wife, desire to secure the prompt repayment of said debt and interest thereon when and as the same shall become due and payable, and all costs and expenses incurred in respect thereto, including reasonable counsel fees incurred or paid by the Party of the Second Part or substitute Trustee, or by any reason hereby secured, on account of any litigation at law or in equity which may arise in respect to this trust, or the property hereinafter mentioned, and of all money which may be advanced as provided herein, with respect to all such costs and advances from the date thereof.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the said Gerald J. Pendley and Esther Pendley, his wife, in consideration of the premises and of One Dollar (\$1.00) lawful money of the United States of America, to them in hand paid by the Party of the Second Part, the receipt of which is hereby acknowledged, have granted and conveyed, and do hereby grant and convey unto the said Richard E. Zimmerman, Trustee, his successors and assigns, all the following described real property:

PARCEL NO. 1: All that tract and parcel of land located in Petersville District Frederick County, State of Maryland, and more particularly described as follows:

BEGINNING for the same at an iron pipe at the intersection of the north side of the State Road leading from Frederick to Harpers Ferry, with the west side of the County Road leading toward Burkittsville, said point being at or near a southeast corner of the whole farm and running thence by and with the north side of the State Road, south $63\frac{1}{2}^{\circ}$ west 363.0 feet to a point at the end of 7.0 feet on a line drawn north $26\frac{1}{2}^{\circ}$ west from the northeast corner of a concrete culvert headwall, thence by line of division now made perpendicular to the north side of the State Road, north $26\frac{1}{2}^{\circ}$ east 189.0 feet to an iron pipe, thence by a line of division now made parallel to the north side of the State Road, north $63\frac{1}{2}^{\circ}$ east 329.4 feet to an iron pipe on the west side of the aforesaid County Road, thence by and with the west side of said County Road, south $36\frac{1}{2}^{\circ}$ east 192.0 feet to the beginning, containing 1.50 acres of land, more or less.

